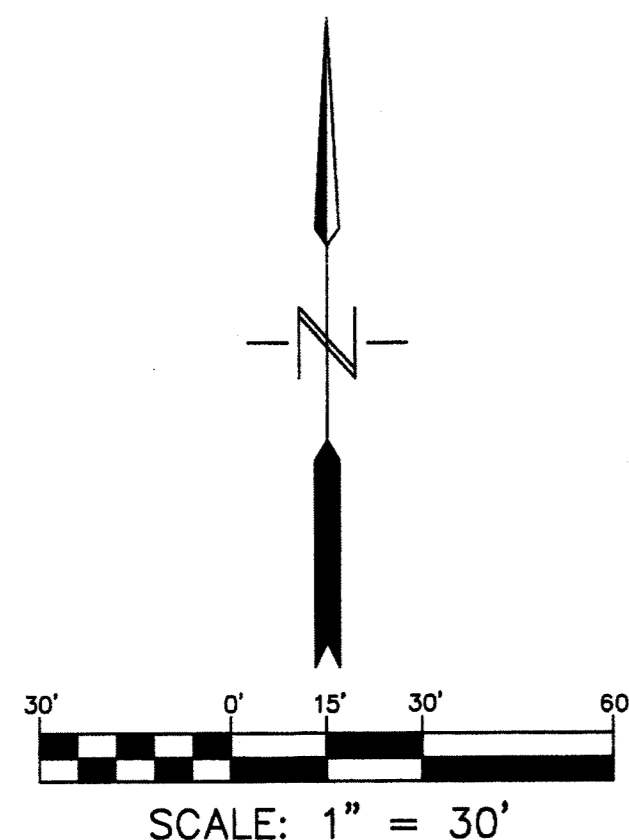


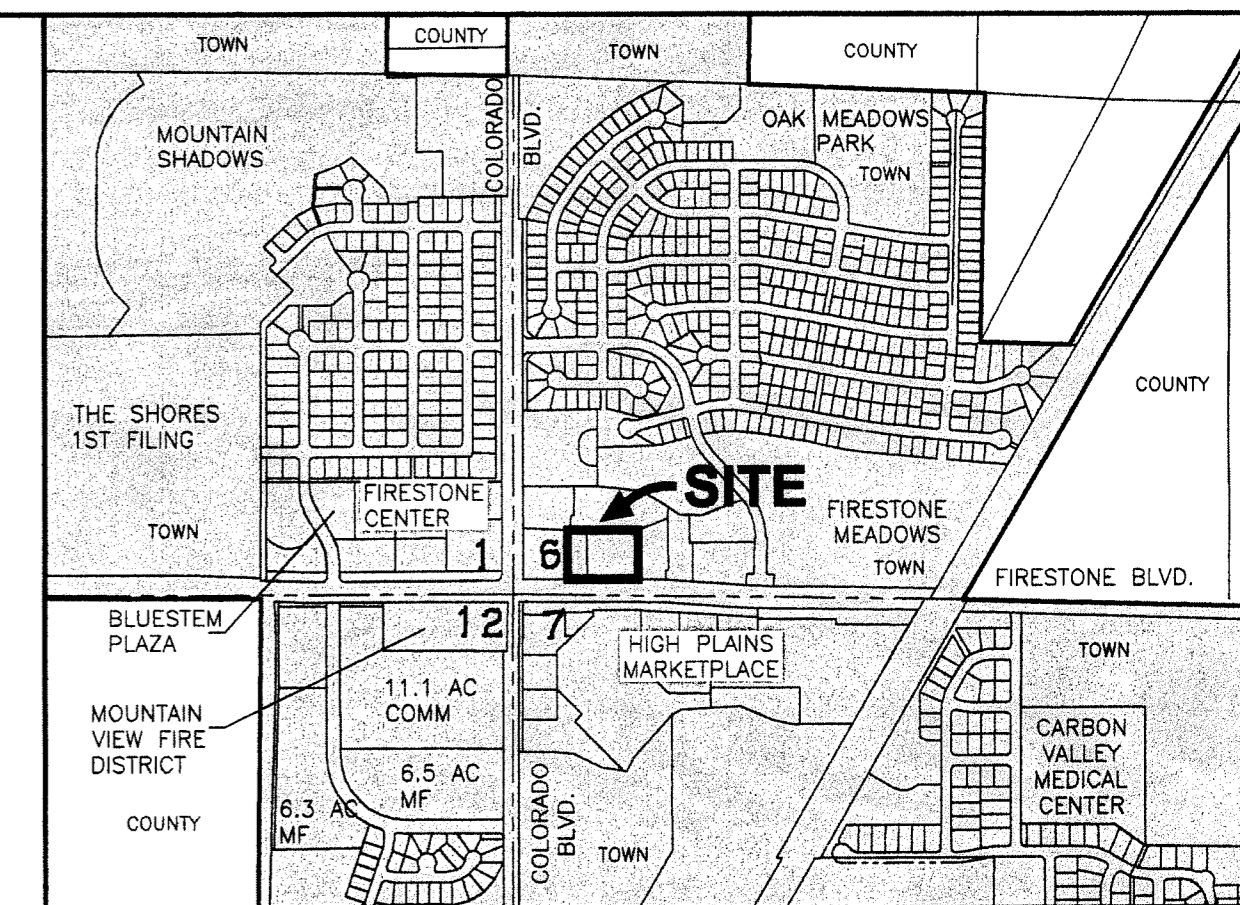
LIBRARY CO 00050
P.O. BOX 111
TOWN OF FIRESTONE
FIRESTONE, CO 80527



MINOR PLAT
OAK MEADOWS VILLAGE
LOCATED IN THE SW1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 1 OF 1

OWNER:
OAK MEADOWS COMMERCIAL, LLC,
A COLORADO LIMITED LIABILITY COMPANY
P.O. BOX 272059
FT. COLLINS, CO 80527

DEVELOPER:
COMMERCE REALTY, LLC,
A COLORADO LIMITED LIABILITY COMPANY
554 FLAG WAY
COLORADO SPRINGS, CO 80919
KARL WILLOCK
PHONE: 719-592-1081



VICINITY MAP
SCALE: 1" = 1,000'

OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OAK MEADOWS COMMERCIAL, LLC, BEING THE OWNER OF THE LAND SHOWN IN THIS MINOR PLAT AND DESCRIBED AS FOLLOWS:

LOT 5 AND LOT 6, OAK MEADOWS VILLAGE, RECEPTION NO. 2739037, COUNTY PUBLIC RECORDS, LYING IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF OAK MEADOWS VILLAGE MINOR PLAT, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES (AND OTHER PUBLIC PLACES, TRACTS/OUTLOTS) AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAYS CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR QWEST, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR QWEST, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNERS: OAK MEADOWS COMMERCIAL, LLC

BY: *[Signature]*
MANAGER

STATE OF COLORADO)
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF September, 2007, BY Sally A. Burger

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC

11-14-09
MY COMMISSION EXPIRES

NOTES:

- 1) BASIS OF BEARINGS IS THE NORTH LINE OF LOTS 5 AND 6 OF OAK MEADOWS VILLAGE, MONUMENTED AS FOLLOWS: A 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED LS 10855 AT THE NORTHWEST CORNER OF LOT 5, AND A 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED LS 10855 AT THE NORTHEAST CORNER OF LOT 6, AND IS ASSUMED TO BEAR S 89°12'33" E, ACCORDING TO THE RECORDED PLAT.
- 2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S CERTIFICATE SHOWN HEREON.
- 3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALLIANCE CONSULTING TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION HEREON, OR THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR EASEMENTS OF RECORD.
- 4) LAND TITLE GUARANTEE COMPANY ORDER NUMBER FCC25070588-9, DATED AUGUST 3, 2007 AT 5:00 P.M. WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- 5) ALLIANCE CONSULTING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A 100-YEAR FLOOD BOUNDARY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 0802660855 C, DATED SEPTEMBER 28, 1982
- 7) 15' TEMPORARY DRAINAGE EASEMENT FOR THE PURPOSE OF CONVEYING PUBLIC DRAINAGE FROM FIRESTONE BOULEVARD ACROSS LOTS 5 AND 6 OF OAK MEADOWS VILLAGE. THE TEMPORARY EASEMENT SHALL TERMINATE AND EXTINGUISH UPON COMPLETION OF PUBLIC DRAINAGE IMPROVEMENTS ALONG FIRESTONE BOULEVARD.
- 8) DATE OF FIELD SURVEY 2/13/07.

TOWN APPROVAL:

THIS IS TO CERTIFY THAT THE OAK MEADOWS VILLAGE MINOR PLAT WAS APPROVED ON THIS 24 DAY OF MAY, 2007 BY RESOLUTION NUMBER 07-21. AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

[Signature]
MAYOR

[Signature]
TOWN CLERK

SURVEYOR'S CERTIFICATE:

I, JAMES M. PECK, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF OAK MEADOWS VILLAGE MINOR PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR PLAT.



JAMES M. PECK, P.L.S. 29425
FOR AND ON BEHALF OF
ALLIANCE CONSULTING

FIRESTONE INFORMATION BLOCK	
Name of Submittal:	OAK MEADOWS VILLAGE
	MINOR PLAT
Type of Submittal:	
Filing Number:	1
Phase Number:	1
Sheet Title:	MINOR PLAT
Preparation Date:	2/16/07
Revision Date:	5/3/07
Revision Date:	6/12/07
Revision Date:	8/22/07
Revision Date:	
Revision Date:	
Sheet 1 of 1	

Alliance Consulting
Engineers & Surveyors
ENGINEERING SURVEYING PLANNING
PROJECT MANAGEMENT
CONSTRUCTION MANAGEMENT
625 MAIN STREET, LONGMONT, CO 80501
PHONE 303-485-8700 FAX 303-532-2018

SCALE: 1" = 30'
JOB NO. 207-011
DATE: FEB. 16, 2007